



# TO LET

**67 Manor Road, Rugby CV21 2TQ**

**Rent: £8,000 per annum exclusive**

- Ground Floor Retail Unit
- Located in a residential Area
- Return Frontage
- NIA – 38.67 sq m (416 sq ft)

**VIEWING:** By appointment with George and Company Surveyors on **01788 554455.**

**George and Company (Surveyors) Limited**

62 Regent Street, Rugby, Warwickshire, CV21 2PS

**Tel:** 01788 554455

**Email:** [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697



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## Location

The property is situated on the corner of Manor Road and Holbrook Avenue. The surrounding properties are of Victorian terrace stock and remains a strong residential area.

Rugby is situated 35 miles to the south-east of Birmingham and 80 miles to the north of London. Junction 1 of the M6 is approx. 3 miles to the north, and access to other major motorway network including M1, M40 and A14 are all within easy reach

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## Description

The property comprises of a ground floor retail unit with the benefit of basement storage.

## Accommodation

The accommodation briefly comprises (NIA): -

RSA:	23.76 sq m	(258 sq ft)
Basement:	14.91 sq m	(161 sq ft)

## Services

We understand that mains' water and electricity are connected to the property.

## Business Rates

The property has a rateable value of £3,350.

## Planning

We understand that the property has planning for Use Class E.

## Tenure

The property is to be let by way of a new lease on terms to be agreed at £8,000 per year.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

## EPC

The property has an EPC rating of D and is valid until 19<sup>th</sup> June 2035

## VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

## Viewing

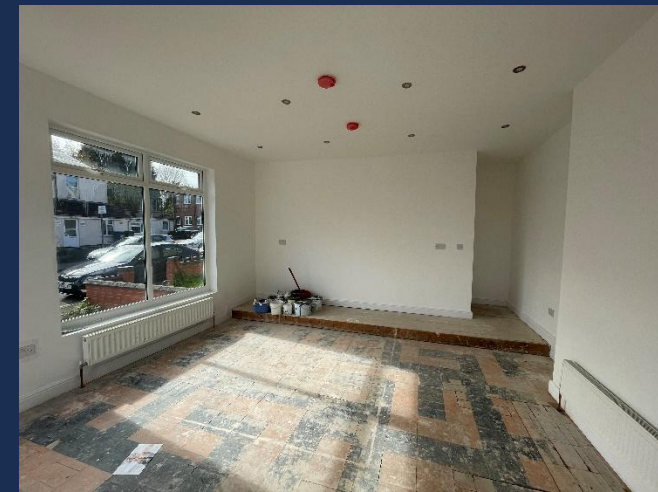
Strictly and only by prior arrangement through the sole agents:

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